

Public Facilities/ Growth Management Element

Lake Forest



General Plan

TABLE OF CONTENTS

Section	Page
Introduction	1
Purpose of the Public Facilities/Growth Management Element	1
Scope and Content of the Element	1
Related Plans and Programs	2
Relationship to Other General Plan Elements	5
Issues, Goals and Policies	7
Water and Sewer Service	7
Natural Gas, Electricity and Communications	7
Fire Protection and Law Enforcement	7
Flood Control	8
Libraries	8
Schools	8
Transportation	8
Jobs/Housing Balance	8
Interjurisdictional Coordination and Cooperation	9
Related Goals and Policies	9
Public Facilities/Growth Management Plan	11
Water and Sewer Service	11
Natural Gas, Electricity and Communications	13
Fire Protection and Law Enforcement	13
Flood Control	14
Libraries	14
Schools	16
Transportation	16
Jobs/Housing Balance	19
Interjurisdictional Coordination and Cooperation	19

LIST OF TABLES

Table	Page
PFGM-1 Public Facilities/Growth Management Related Goals and Policies by Element	10

LIST OF FIGURES

Figure	Page
PFGM-1 Water Districts	12
PFGM-2 Flood Control System	15
PFGM-3 Schools	17

INTRODUCTION

Lake Forest is part of the large and fast-growing southern California region. Public facilities for urban growth must be viewed within this regional context. The majority of the Lake Forest Planning Area is developed and adequately served by utility infrastructure and public facilities, (such as water and sewer service, roadway system and schools).¹ Most of the vacant land in the Planning Area is subject to development standards established under approved Planned Communities, and infrastructure and public facilities improvements are planned to serve the new development. Proper management and phasing of growth in concert with augmenting the capacity of infrastructure and public facilities will ensure adequate service for Lake Forest residents and businesses. Continued coordination between local and regional jurisdictions will allow the City to participate in efforts to balance growth in southern California with regional infrastructure systems, and to reduce adverse effects from regional growth on Lake Forest.



New residential and business centers will require connections to basic utilities such as water, sewer, electricity, natural gas and communication services. Schools and fire and police protection will also be needed by new development. The capacity of the infrastructure and facilities for such services may require expansion to accommodate the new demand. New community growth will also affect the regional transportation system. In making land use decisions, the City will consider the availability of public facilities and ensure that service is not diminished by increased population levels.

SCOPE AND CONTENT OF THE ELEMENT

The basis for this element is Measure M which requires Orange County cities to adopt a growth management element to receive funds for transportation improvements. The element also fulfills the requirements for a Congestion Management Plan (CMP) pursuant to Assembly Bill 471 and implements the goals of the Orange County Growth Management Plan Element, Southern California Association of Governments (SCAG) Growth Management Plan and the South Coast Air Quality Plan. All of these regional plans are summarized in the next section entitled "Related Plans and Programs."

The Public Facilities and Growth Management Element is comprised of three sections: 1) Introduction; 2) Issues, Goals and Policies; and 3) the Public Facilities/Growth Management Plan. In the Issues, Goals and Policies section, major issues related to the provision of public facilities for planned growth are identified, and related goals and policies are established.

The goals are overall statements of the City's desires and are comprised of broad statements of purpose and direction. The policies serve as guides for planning infrastructure and

PURPOSE OF THE PUBLIC FACILITIES/GROWTH MANAGEMENT ELEMENT

The primary purpose of the Public Facilities/Growth Management Element is to ensure that growth and development correspond to the provision of adequate public facilities. The Public Facilities/Growth Management Element expresses the City's intention to ensure acceptable service levels for public facilities as development occurs.

¹General Plan Amendment 01-01A, dated July 17, 2001.

facility improvements to accommodate anticipated population growth, maintaining acceptable service levels while development occurs, balancing housing with non-residential uses that generate jobs, and coordinating with local and regional jurisdictions to phase growth with capacity enhancement of regional facilities. The Plan explains how the goals and policies will be achieved and implemented. Specific implementation programs for this element are contained in the General Plan Implementation Program.

RELATED PLANS AND PROGRAMS

Revised Traffic Improvement and Growth Management Ordinance (Measure M)

Orange County voters approved Measure M in 1990 to allocate additional funds to provide needed transportation facilities in Orange County. Measure M specifically authorizes a half-cent retail sales tax increase for a period of 20 years effective April 1, 1991. The monies received from Measure M are returned to local jurisdictions for use on local and regional transportation improvements and maintenance projects. The tax is estimated to raise approximately \$3.1 billion countywide over the next 20 years. The estimated average annual allocation per County Growth Management Areas is approximately \$454,500. To qualify for this revenue, however, Measure M requires each city to comply with the Orange County Division, League of California Cities, Countywide Traffic Improvement and Growth Management Program. The Countywide Growth Management Program is designed to achieve a cooperative process among local Orange County jurisdictions to coordinate and implement traffic improvements and stronger planning on a countywide basis.

To receive its allocation of Measure M funds, each city must submit a statement of compliance with the growth management components which are summarized as follows:



1. Adoption of a Growth Management Element that includes:
 - Traffic Level of Service (LOS) standards;
 - Development mitigation program; and
 - Development phasing and annual monitoring program.
2. Participation in interjurisdictional planning forums.
3. Development of a seven-year Capital Improvement Program.
4. Address housing options and job opportunities.
5. Adoption of a Transportation Demand Management Ordinance.

Measure M establishes different Growth Management Element requirements for both developed and developing communities. The Lake Forest Planning Area is considered a developed community. The City is primarily urbanized and public facility and utility infrastructure are established for the developed areas. While vacant land exists in the northeastern portion of the City, most of the land is subject to development standards established by approved Planned Communities.¹ The development agreements for the Planned Communities address public facility requirements. Service providers have incorporated development of the Planned Communities in long-range facility plans and facilities either exist or are planned to accommodate the development. As a developed community, the Lake Forest Growth Management Element must only address the transportation-related requirements. The City, however, has expanded the scope of the element to address other public facilities to better monitor development within the community.

Congestion Management Plan

Assembly Bill 471 (AB 471), as subsequently modified by Assembly Bill 1791, requires every urbanized city and county with a population of 50,000 or more, to adopt a Congestion Management Plan (CMP) to reduce traffic congestion. A city or county that does not comply with the CMP requirement will lose gasoline sales tax revenue to which it would otherwise be entitled. The CMP requirements include traffic level of service (LOS) standards, a trip reduction program, and a seven-year capital improvements program for traffic and transit. Many of the AB 471 requirements are the same or similar to the requirements of Measure M (discussed below). The County has attempted to reconcile overlapping requirements through the Measure M

implementation guidelines. The County of Orange has adopted a CMP for both incorporated and unincorporated areas and a CMP highway system is identified. Two Lake Forest arterials are included in the CMP highway network and policies in the Circulation and Public Facilities/ Growth Management Elements implement the CMP requirements.

Southern California Association of Governments (SCAG) Growth Management Plan

The SCAG Growth Management Plan recommends ways to redirect the regional growth to minimize traffic congestion and better protect environmental quality. The goals of the Growth Management Plan include balancing jobs and housing. The policies of the Lake Forest Public Facilities/Growth Management Element reflect many of the SCAG recommendations.

Foothill Circulation Phasing Plan (FCPP)

The Foothill Circulation Phasing Plan was adopted by the County of Orange in 1987 to ensure that new development in the Foothill Area is balanced with improvements to the regional road network. A quantitative link between the phasing of future residential development and road improvements is provided. The FCPP consists of a financing plan for a phased construction program which is tied to an approved schedule of residential development. Lake Forest is located in the Foothill Area and is subject to the FCPP.

Orange County Growth Management Plan Element

The purpose of the Orange County Growth Management Plan Element is to ensure that the planning, management and implementation of traffic improvements and public facilities are adequate to meet the current and projected needs of Orange County. The County of Orange is divided into eleven Growth Management Areas (GMAs) and the

¹General Plan Amendment 01-01A, dated July 17, 2001.

City of Lake Forest is located in GMA Number 1, (the Foothill GMA), along with portions of the Cities of Mission Viejo and San Juan Capistrano and unincorporated county areas. The Plan establishes the following five major policies:

1. **Development Phasing:** Development will be phased according to Comprehensive Phasing Plans (CPPs) adapted by the County. Phasing will be lined to roadway and public facility capacities.
2. **Balanced Community Development:** Development will be balanced to encourage employment of local residents and both employment and employee housing, in the County as well as in individual GMAs.
3. **Traffic Level of Service:** Future development creates the need for improvements to major intersections significantly impacted by growth, and a developer fee program is included to pay for improving affected intersection on a pro-rata basis.
4. **Traffic Improvement Programs:** The Plan requires that all new development provides necessary transportation facilities and intersection improvements as a condition of development approval.
5. **Public Facility Plans:** The Plan requires comprehensive public facility plans for fire, sheriff's department/ police, and library services. New development participates on a pro-rata basis.

To implement the above policies, the Growth Management Plan Element sets forth four implementation programs:

1. **Growth Management Areas (GMAs):** The Plan calls for the establishment of Growth Management Areas to implement the Comprehensive Phasing Plans.

2. **Facility Implementation Plans (FIPs):** These plans address the financing of transportation, police/sheriff's department, fire, library facilities and flood control for each GMA in accordance with the goals, objectives and policies of the Growth Management Plan Element.
3. **Countywide Implementation of Growth Management Plan:** This involves an annual evaluation of compliance with development phasing, planned roadway and/or public facility development, and maintenance of service levels.
4. **Traffic Improvement/Public Facility Development Agreements:** This program requires that any public service or traffic improvements implemented through Development Agreements must be consistent with the overall Orange County Growth Management Plan Element.

The Orange County Growth Management Plan Element further provides that additional implementation programs may be developed as deemed necessary by the County.

Planned Communities

Lake Forest has been primarily developed as a series of Planned Communities prior to incorporation. The Planned Communities comprising the incorporated City include Lake Forest, El Toro, Baker Ranch, Pacific Commercentre, Rancho de los Alisos, Rancho Serrano, Serrano Highlands, Foothill Ranch, Portola Hills and Foothill/Trabuco Specific Plan area.¹ The county of Orange entered into development agreements with many of the property owners of the Planned Communities. The provision of public facilities is typically required in the development agreements. Most of the future development in Lake Forest will be under one of these Planned Communities, and public facilities to serve the

¹General Plan Amendment 01-01A, dated July 17, 2001.

needs of anticipated residents and businesses will be constructed pursuant to the established development agreements.

Water and Sewer Facility Plans

Three districts provide water and sewer service to the Lake Forest Planning Area. El Toro Water District (ETWD), Trabuco Canyon Water District (TCWD), and Irvine Ranch Water District (IRWD) serve the City. All of the districts have long-range Master Plans identifying existing and planned facilities to accommodate anticipated development.¹ The ETWD Master Plan was last updated in 1990 and is based on anticipated population growth. Because the Lake Forest portion of the ETWD service area is primarily built out, few capacity enhancement improvements are identified.

IRWD provides water and sewer service to the majority of the City. IRWD has updated the Master Plan for water and sewer service in 2000 and 1992, respectively based on land use information provided by the county, and City of Irvine.² TCWD provides water and sewer service for a developed portion of Portola Hills.

Saddleback Valley Unified School District

The entire Planning Area lies within the Saddleback Valley Unified School District. The SVUSD school facilities Master Plan is based on the development levels established for the Planned Communities. Existing or planned elementary, intermediate and high schools are available to accommodate planned growth.

Police Services, Fire Protection, Library and Flood Control Plans

Fire protection, police services, library and flood control facilities are addressed in the Facilities Implementation Plan for Growth Management Area Number 1 (Orange County Growth Management Plan Element). All of these services are presently provided by the County of Orange.³ Funding for future fire and library facilities will come from the Development Fee Program for Fire Stations and Branch Libraries and Development Agreements. Funding for future law enforcement facilities will be collected from agreement participants. The Flood Control Component of the County Public Services and Facilities Element provides a conceptual drainage Master Plan for GMA Number 1.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

According to state planning law, the Public Facilities/Growth Management Element must be consistent with the other General Plan Elements. Each element is independent and all the elements comprise the General Plan. All elements of the General Plan are interrelated to a degree, and certain goals and policies of each element may also address issues that are the primary subjects of other elements. The integration of overlapping issues throughout the General Plan elements provides a strong basis for implementation of plans and programs and achievement of community goals. The Public Facilities/Growth Management Element relates most closely to the Land Use Element, Circulation Element, and Recreation and Resources Element.

¹General Plan Amendment 01-01A, dated July 17, 2001.

²General Plan Amendment 01-01A, dated July 17, 2001.

³General Plan Amendment 01-01A, dated July 17, 2001.

Utilities and urban services must be available to implement the planned development identified in the Land Use Element. The Public Facilities/Growth Management Element establishes policy to coordinate facilities for new development with providers.

Additional policies and plans in the Public Facilities/Growth Management Element focus on minimizing the regional impacts, including air quality and circulation impacts, of planned local development. Specific policies and plans in the Circulation Element and Recreation and Resources Element support the growth management goals related to improving regional air quality and maintaining an efficient regional transportation system. Policies and plans in these other elements address greater use of alternative transportation modes, circulation improvements for efficient traffic flow, and improved balance of jobs and housing.

ISSUES, GOALS AND POLICIES

The following nine major issues are addressed by the goals and policies of the Public Facilities Element: availability of adequate (1) water and sewage treatment and distribution facilities; (2) natural gas, electricity and telephone service; (3) fire protection and law enforcement facilities and services; (4) flood control facilities and maintenance; (5) libraries; (6) public schools to serve existing and future development; and (7) transportation facilities. The final issue areas include: (8) the need to improve the jobs/housing balance in the community; and (9) the need for coordination and cooperation among public agencies to address major public facilities that are regional in nature. Each issue and the related goals, policies and implementation actions are identified and discussed in the following section.



WATER AND SEWER SERVICE

Water and sewer service is an essential component of the infrastructure needed to support urban development. These services are provided by several special service districts including the El Toro Water District, the Trabuco Canyon Water District and the Irvine Ranch Water District.¹

GOAL 1.0: Effective coordination with local water and sewer service districts.

Policy 1.1: Work closely with local water and sewer districts in determining and meeting community needs for water and sewer service.

¹General Plan Amendment 00-01A, dated July 17, 2001.

NATURAL GAS, ELECTRICITY, AND COMMUNICATIONS

Natural gas is provided by the Southern California Gas Company, electricity is provided by Southern California Edison, telephone service is provided by Pacific Bell, and cable television service is provided by Cox Communications². These sources of energy and communication are necessary to support existing and future development in the community.

GOAL 2.0: Effective coordination with providers of natural gas, electricity, telephone and cable television service.

Policy 2.1: Work closely with local providers of energy and communications in determining and meeting community needs for energy and communications, and to underground overhead transmission facilities.

FIRE PROTECTION AND LAW ENFORCEMENT

Fire protection is provided by Orange County Fire and law enforcement is provided by the Orange County Sheriff's Department. Both services are essential to the safety of the population of Lake Forest.

GOAL 3.0: Effective coordination with Orange County Fire and Orange County Sheriff's Department.

Policy 3.1: Work closely with Orange County Fire and the Orange County Sheriff's Department in determining and meeting community needs for safety facilities and services.

²General Plan Amendment 01-01A, dated July 17, 2001.

Policy 3.2: Periodically evaluate level of service to ensure that Lake Forest has appropriate levels of fire, police and emergency medical services.

FLOOD CONTROL

Flood control facilities and maintenance are provided by Orange County Flood Control District and the City of Lake Forest. Flood control is another essential safety service necessary to ensure the desired quality of life in the community.

GOAL 4.0: Effective coordination with the Orange County Flood Control District.

Policy 4.1: Work closely with the Orange County Flood Control District in determining and meeting community needs for flood control facilities and maintenance.

LIBRARIES

Libraries and library service are provided by the Orange County Library system. The availability of reading and reference material to all members of the community is an important measure of the quality of life in Lake Forest.

GOAL 5.0: Effective coordination with the Orange County Library.

Policy 5.1: Work closely with the Orange County Library in determining and meeting community needs for library facilities and services, including hours of operation.

SCHOOLS

Public education is a valued resource provided by the Saddleback Valley Unified School District in Lake Forest. The community benefits greatly from the quality of its public schools and the opportunities for joint use of City and School District facilities.

GOAL 6.0: Effective coordination with the Saddleback Valley Unified School District.

Policy 6.1: Work closely with the Saddleback Valley Unified School District in determining and meeting community needs for public education and related activities.

TRANSPORTATION

Many of the regional transportation facilities are not adequately sized to accommodate existing and projected growth. In response to this situation, Orange County voter approved a measure (Measure M) in 1990 and the Foothill Corridor Phasing Plan to allocate additional funds to provide needed transportation facilities.

GOAL 7.0: Adequate transportation facilities for the population of Lake Forest.

Policy 7.1: Work closely with the County of Orange, Caltrans, surrounding jurisdictions, and other transportation agencies to provide needed transportation facilities.

JOBS/HOUSING BALANCE

Creating communities where people can both live and work in relatively close proximity shortens commuting and encourages the use of alternative forms of transportation to and from work. This can reduce overall traffic congestion and improve regional air quality.

GOAL 8.0: Balance between jobs and housing in Lake Forest.

Policy 8.1: Utilize information on the jobs/housing balance in the City and region as a factor in land use decision-making.

INTERJURISDICTIONAL COORDINATION AND COOPERATION

Lake Forest is one of 33 cities in Orange County and many of the issues and opportunities facing the community can only be resolved through mutually cooperative efforts.¹ Planning for solid waste disposal and recycling, air quality improvement, and transportation are a few examples of issues that lend themselves to cooperative solutions.

GOAL 9.0: Effective coordination and cooperation with other public agencies to address regional issues and opportunities.

Policy 9.1: Participate with other public agencies in cooperative efforts to address important regional issues.

Policy 9.2: Monitor major new developments proposed in adjacent communities to ensure that impacts on Lake Forest are mitigated.

RELATED GOALS AND POLICIES

The goals and policies described in the Public Facilities/Growth Management Element are related to and support subjects included within other General Plan elements. In turn, many goals and policies from other elements directly or indirectly support the goals and policies of the Public Facilities/Growth Management Element. These supporting goals and policies are identified in Table PFGM-1.

¹General Plan Amendment 01-01A, dated July 17, 2001.

**TABLE PFGM-1
PUBLIC FACILITIES/GROWTH MANAGEMENT
RELATED GOALS AND POLICIES BY ELEMENT**

Public Facilities/ Growth Management Issue Area	Related Goals and Policies by Element					
	Land Use	Housing	Circulation	Recreation and Resources	Safety and Noise	Public Facilities/ Growth Management
Water and Sewer Service	3.1, 3.3, 4.1, 4.2			2.2, 2.3		
Natural Gas, Electricity and Communications	3.1, 3.3, 4.1, 4.2					
Fire Protection and Law Enforcement	3.1, 3.3, 4.1, 4.2				2.4, 3.1, 3.2, 3.3, 4.1, 4.2	
Flood Control	3.1, 3.3, 4.1, 4.2			2.1, 2.4		
Libraries	3.1, 3.3, 4.1, 4.2					
Schools	3.1, 3.3, 4.1, 4.2					
Transportation	3.1, 3.3, 4.1, 4.2	1.5	1.1-1.3, 2.1- 2.3, 3.1-3.4, 4.1-4.3, 5.1- 5.3, 6.1-6.3, 7.1-7.3	7.1, 7.3, 7.4, 7.6	6.1	
Jobs/Housing Balance	2.1, 4.2, 5.1, 5.2, 5.3, 5.4, 5.5	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7		7.5		
Interjurisdictional Coordination and Cooperation	3.3		1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7	1.7, 7.1		

¹General Plan Amendment 96-01, dated October 29, 1996.

PUBLIC FACILITIES/GROWTH MANAGEMENT PLAN

Sustainable growth and development in Lake Forest and the southern California region is dependent on the availability of adequate public facilities and infrastructure. New development must correspond to capacity improvements and the extension of new facilities. The Public Facilities/ Growth Management Plan addresses managing growth according to the availability of public facilities and services. Development of the Planning Area is related to regional growth. Environmental quality in Lake Forest is affected by regional growth, but regional facilities, such as the transportation system, are affected by new development in Lake Forest.



This Plan, based on the goals and policies identified in the previous section, represents the City approach for managing planned development and public facilities. The Public Facilities/ Growth Management Element Implementation Program, which is part of the General Plan Implementation Program, is an extension of the Public Facilities/Growth Management Plan and contains specific programs to coordinate planned development with public infrastructure and facility improvements.

A principle component of the Public Facilities/Growth Management Plan is the Public Facilities/Services Advisory Network (PFSA Committee). The purpose of the PFSA Network is to regularly bring together City community development and public works staff, and the providers of utilities and public services. Providers will be informed about new development projects during the early planning phases. In turn, providers can inform City staff about potential impacts to utilities and public services and required system improvements. Through the PFSA Network process, the City will ensure that utilities and public services are expanded in concert with development. The PFSA Network will also

provide a forum to discuss facility and service maintenance issues.

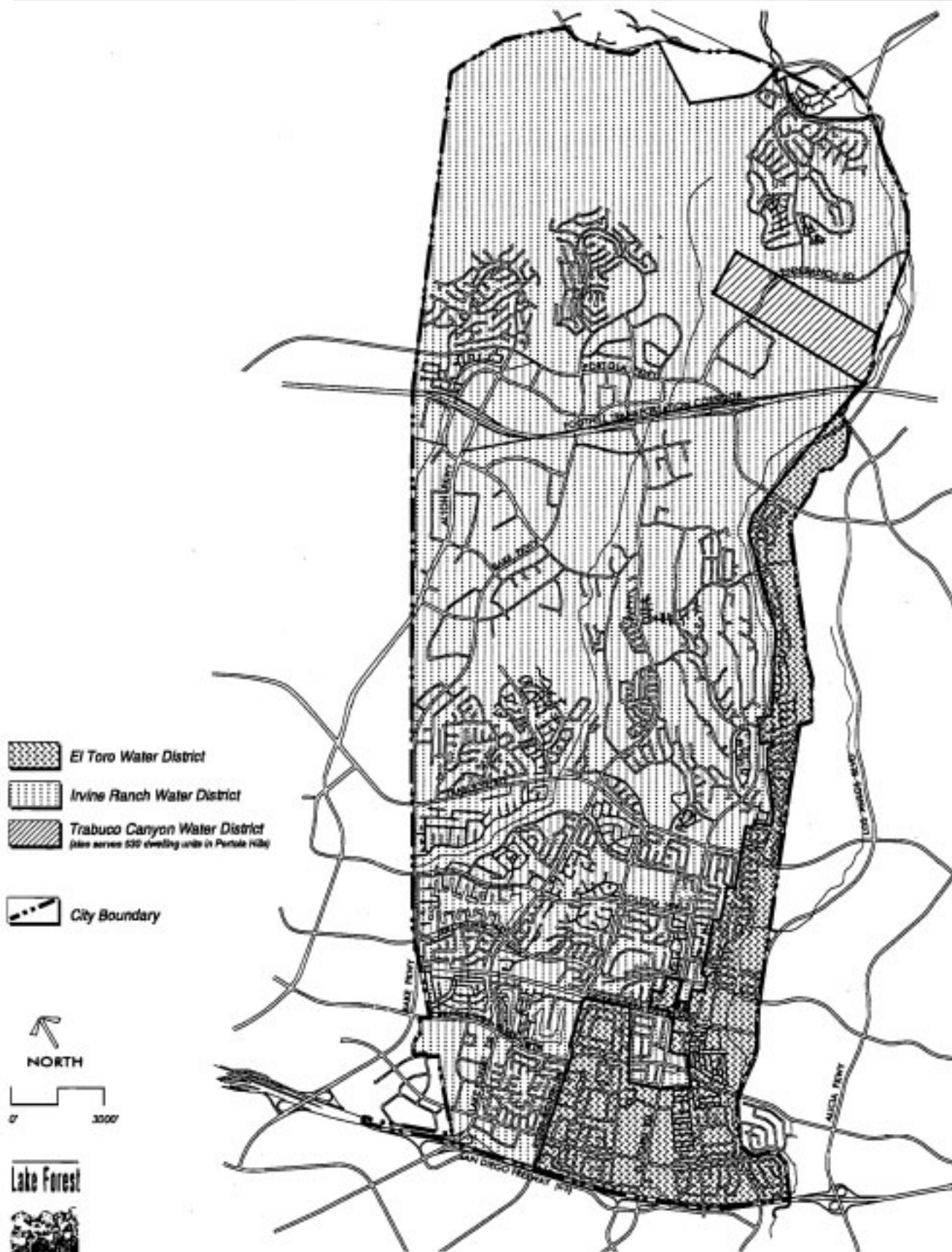
WATER AND SEWER SERVICE

Good municipal water and sewer service is necessary to protect public health in urban settings. Three districts provide water and sewer service to the Planning Area, El Toro Water District (ETWD), Irvine Ranch Water District (IRWD), and Trabuco Canyon Water District (TCWD).¹ Figure PFGM-1 shows the service areas of the districts. The districts treat and distribute water purchased from the Metropolitan Water District, which imports water from northern California and the Colorado River. Wastewater is collected by the districts and directed to local and regional treatment plants in conjunction with the Aliso Water Management Agency. ETWD presently reclaims water which is used for landscape irrigation.

Because the western portion of the City is primarily developed, water and sewer infrastructure is in place and few improvements will be required to accommodate new development. In the undeveloped portions of the eastern area, water and sewer lines must be extended to serve planned development.² Master Plans for IRWD and TCWD identify facilities needed to accommodate development of the Planned Communities. In addition, water and sewer infrastructure improvements are addressed in the development agreements for the Planned Communities.

¹General Plan Amendment 00-01A, dated July 17, 2001.

²General Plan Amendment 01-01A, dated July 17, 2001.



General Plan

SOURCE: El Toro Water District; Irvine Ranch Water District; and Trabuco Canyon Water District

Figure PFGM-1
Water Districts

Ensuring good water and sewer service in the Planning Area will require maintaining the infrastructure and extending new infrastructure to serve new development. Development proposals and amendments within Planned Communities will be reviewed for consistency with water and sewer infrastructure requirements established in development plans and agreements. In addition, the City will rely upon district assessment of the water and sewer needs of proposed projects outside of Planned Communities and require infrastructure improvements where needed. All of the districts serving the Planning Area will be requested to participate in the PFSA Network. During periodic committee meetings new development proposals and water and sewer service needs will be discussed in addition to maintenance of the established system.

NATURAL GAS, ELECTRICITY AND COMMUNICATIONS

Power and communication service is well established in the Planning Area. Natural gas service is provided by the Southern California Gas Company, electrical service is provided by the Southern California Edison Company, telephone and fiber optic service is provided by Pacific Bell and cable television service is provided by Cox Communications.¹ The existing power and communication infrastructure will be extended to serve planned development. Business, commercial and light industrial uses compose a significant portion of the planned development identified in the Land Use Element. These uses will have greater demand for high technology power and communication service than residential uses, and special infrastructure may be required.

Proposed development projects will be reviewed for power and communication

service requirements in conjunction with the service providers. The dedication of right-of-way for infrastructure will be required where necessary. Development proposals and amendments within Planned Communities will be reviewed for consistency with power and communication infrastructure requirements established in approved development plans and agreements.

To ensure that power and communication service is adequate for existing and planned development and to achieve undergrounding of overhead transmission facilities where feasible, the City will request the service providers to participate in the PFSA Network. Regular meetings will provide the opportunity for the service providers and the City to discuss new development projects and strategies to best meet new demands for natural gas, electricity, telephone and cable service and infrastructure.

FIRE PROTECTION AND LAW ENFORCEMENT

Adequate fire protection and law enforcement are imperative to protect public health and safety. The City contracts with the Orange County Fire Department (OCFD) for fire protection service within the City. There are three fire stations which provide service to the City. One of the fire stations is located on El Toro Road, south of Jeronimo Road. The second fire station is located in the Foothill Ranch area on Pauling at Da Vinci. The third fire station is located in the Portola Hills area on Ridge Lane Road.² Three additional stations located outside of the Planning Area also respond to fire and other emergencies within the Planning Area.

The City also contracts with the Orange County Sheriff's Department for law

¹General Plan Amendment 01-01A, dated July 17, 2001.

²General Plan Amendment 01-01A, dated July 17, 2001.

enforcement services within the City.¹ The Planning Area is in the service area of the South Orange County Sheriff's Department Substation in Laguna Niguel. Department management staff also work at City Hall to better manage criminal activity in Lake Forest and administer crime prevention programs. The department has established service goals and response times for emergency calls.

For both fire protection and law enforcement, ensuring public safety requires maintaining adequate staffing, equipment and facilities. The City will work with both OCFD and the Orange County Sheriff's Department to ensure that service corresponds to the number of residents and businesses in the City as well as current fire hazards and crime problems.

FLOOD CONTROL

The Planning Area spans three watershed areas with five natural creeks.² A flood control system has been partially constructed to direct runoff away from developed areas and prevent flooding from rain. The Orange County Flood Control District (OCFCD) is responsible for regional flood control within the county and maintains several facilities within the Planning Area. The City manages local flood control facilities. Figure PFGM-2 shows the relationship between the county and local facilities.

The City will work closely with OCFCD to determine needs for flood control improvements. OCFCD will be requested to participate as a member of the PFSA Committee. Periodic committee meetings will provide a forum to discuss any deficiencies in the existing drainage system and identify improvements needed to accommodate proposed development projects. Development



proposals and amendments within Planned Communities will be reviewed for consistency with flood control improvements required in approved development plans and agreements. Development proposals outside of Planned Communities will be assessed for drainage impacts and required facilities. Through coordination with OCFCD and review of proposed development, public safety and private property will be protected from flood hazards.

LIBRARIES


Public libraries serve several community purposes including education, recreation and dissemination of public information. The Orange County Public Library (OCPL) serves Lake Forest through the El Toro Community Library and provides interlibrary loan with other county libraries and three independent library districts. The local demand for library services exceeds the capacity of the El Toro Community Library. A new library has been constructed in Rancho Santa Margarita which alleviates some of the demand on the El Toro library. In addition, a new library in Foothill Ranch is under construction.

¹General Plan Amendment 01-01A, dated July 17, 2001.

²General Plan Amendment 01-01A, dated July 17, 2001.

-  Existing Local Facility
-  Existing Orange County Flood Control District Facility

NOTE: Graphic illustrates primary flood control facilities in Lake Forest. See Orange County Flood Control District Maps (49, 50, 57, and 58) for more detailed information.

-  City Boundary



Lake Forest



General Plan

SOURCE: County of Orange, Environmental Management Agency, Flood Control District City of Lake Forest

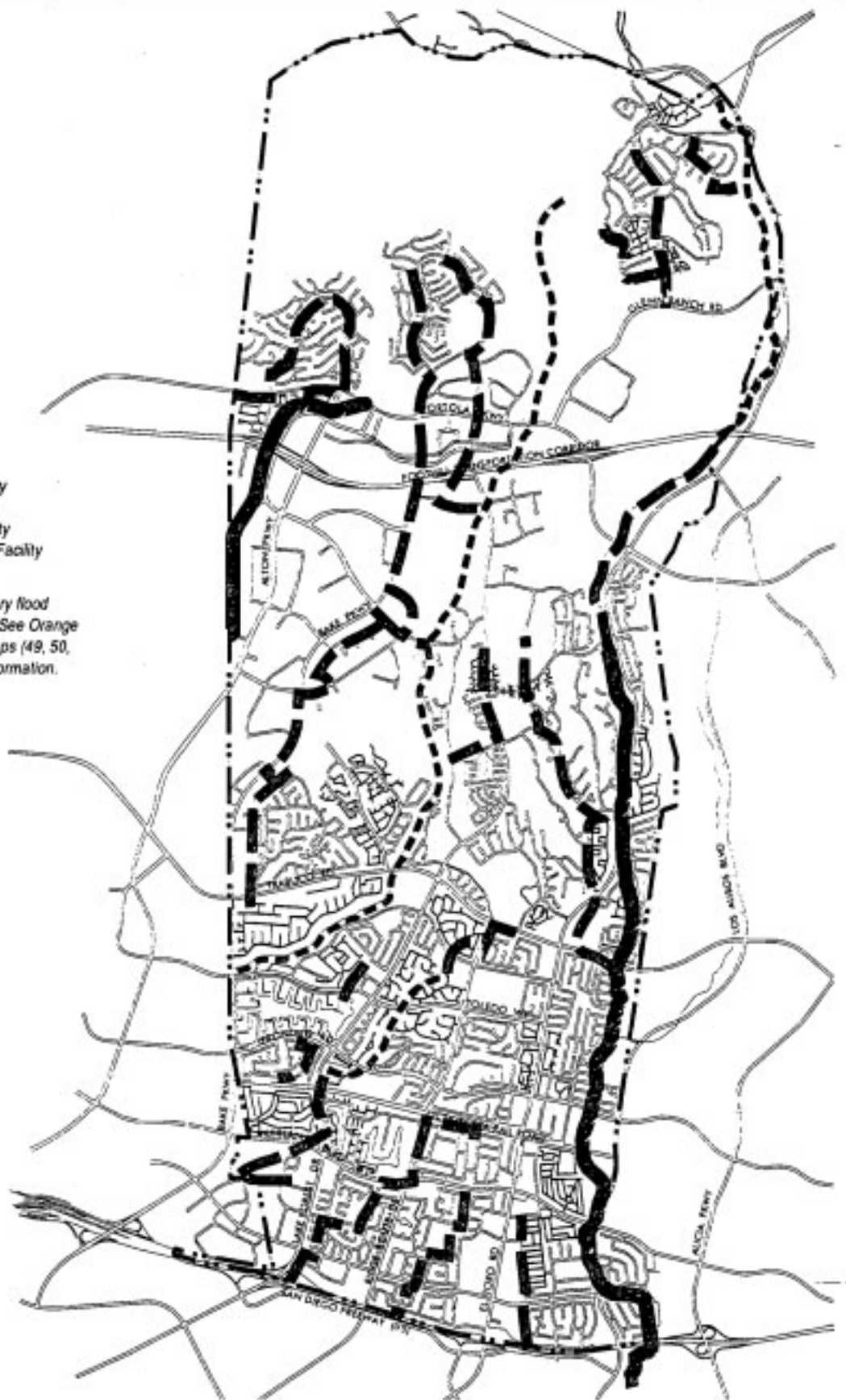


Figure PFGM-2
Flood Control System

As development occurs, the City will work with OCPL to maintain the established service standard of 0.2 square feet of library facility per capita. OCPL will be requested to participate in the PFSA Advisory Network. The committee will meet regularly to discuss proposed development projects and new demands for library services and facilities.

Development proposals and amendments within Planned Communities will be assessed for consistency with library impact fees required by approved development plans and agreements. Development proposals outside of Planned Communities will be assessed for library impact fees in conjunction with OCPL.

SCHOOLS

The Planning Area is located within the Saddleback Valley Unified School District (SVUSD). A total of 11 schools are located in the City, (nine elementary schools, one intermediate school and one high school). Figure PFGM-3 shows the distribution of the schools. The City is primarily built out with respect to any new major residential development. As a result, no significant increase in student population is anticipated. Therefore, the school facilities in the City are adequate to accommodate the existing student population and the SVUSD does not anticipate constructing new facilities.¹

SVUSD master planning efforts have provided the Foothill Ranch and Portola Hills communities with two elementary schools to accommodate the elementary school population. Intermediate and high school students from the Foothill and Portola Hills communities can be accommodated by

schools in Lake Forest and Rancho Santa Margarita.²

The City will work with SVUSD to collect student impact fees according to the development agreements for Planned Communities and for development outside of Planned Communities. The City will also ensure that proposed development is consistent with requirements for Mello Roos financing districts within Planned Communities. SVUSD will be requested to participate in the PFSA Network to coordinate development with school facilities and services.

TRANSPORTATION

An efficient local and regional transportation system will support economic activity, enhance residential life and improve air quality conditions. As development occurs and traffic levels rise, the efficiency of the transportation system can be maintained by expanding the capacity and making system improvements.

The City uses levels of service (LOS) standards to used to assess system performance and when improvements are necessary. Use of the LOS standards is described in the Circulation Element. The LOS standards will be maintained through the four programs: 1) Development Mitigation Program, 2) Comprehensive Phasing Program, 3) Performance Monitoring Program, and 4) Capital Improvement Program.

¹General Plan Amendment 01-01A, dated July 17, 2001.

²General Plan Amendment 01-01A, dated July 17, 2001.



Figure PFGM-3
Schools

Development Mitigation Program

A Development Mitigation Program will be developed based on the Orange County Transportation Authority (OCTA) timetables. The purpose of the program is to ensure that all new development pays for improvements to the City transportation system to accommodate traffic generated by the development.

Participation will be on a pro-rata basis and be required of all development projects except where greater participation is required by established through negotiated legal mechanisms (such as development agreements).

The City will coordinate the Development Mitigation Program with other jurisdictions in the Foothill Growth Management Area. Through interjurisdictional forums, a minimally acceptable impact fee will be established. The City will receive credit for existing traffic mitigation fee programs with regard to the GMA base level fee.

Comprehensive Phasing Program

The City will prepare a Comprehensive Phasing Program based on OCTA timetables. The purpose of the program is to ensure to the extent feasible that adequate transportation infrastructure is constructed as development occurs. This goal will be achieved by linking the ability of development to proceed to either construction of the improvement(s) by others, construction of the improvement(s) by the developer, or by the developer's timely provision of the appropriate funding to the City, so that the provision of the required facilities balances the demand. The Comprehensive Phasing Program will provide reasonable lead time (three years from first building permit or five years from first grading permit) to design and construct specific transportation improvements.

Performance Monitoring Program

While the Comprehensive Phasing Program will provide plans for new facilities, the Performance Monitoring Program will provide annual evaluation of compliance with phasing plans. The Performance Monitoring Program, prepared based on OCTA timetables, will establish a system for annual evaluation of compliance with development phasing allocations. Under this program, roadway and other transportation facility improvements or funding must actually be provided in order for new development to continue. If the improvements or funding are not provided, development will be deferred until compliance with the provisions of the program is achieved.

The Performance Monitoring Program will include provisions for an annual evaluation of the maintenance of transportation service standards. If the annual evaluation identifies one or more service level deficiencies, measures to correct the deficiencies will be implemented.

Capital Improvement Program

A Capital Improvement Program for transportation improvements will be prepared to effectively manage the circulation system based on OCTA timetables. The purpose of the Capital Improvement Program is to estimate future development over a seven-year

period and determine necessary circulation improvements, associated costs and financing plans. The program will be closely linked with the Comprehensive Phasing Plan.

Determinations of needed transportation improvements will be based on meeting and maintaining the established level of service standards. Financing programs will be based on proposed development to be constructed during the following seven-year period (at a minimum).

JOBS/HOUSING BALANCE

The major metropolitan areas in southern California have generally developed such that residential areas are far removed from employment centers. As a result, residents must daily commute long distances on the freeway systems that link residential and employment centers. The intensive automobile activity from commuting has caused significant traffic congestion and air quality problems. Developing employment opportunities in predominantly residential subregions is required to improve traffic and air quality conditions.

Lake Forest has been developed primarily with residential uses and a commercial and service sector supports the community. Lake Forest and the surrounding subregion are considered "housing rich" and many residents drive to other parts of the county or to outside counties for employment. The City intends to address this trend through the land use planning and development process.

In the Land Use Element, substantial acreage is designated for development that generates jobs such as commercial, office and light industrial. The City will work with property owners to develop these lands to provide local employment opportunities for residents of Lake Forest and nearby communities. Creating a community where people can both live and work will shorten commutes and encourage the use of alternative forms of transportation. Less emissions will be generated from automobile use and regional air quality problems will be incrementally alleviated.

INTERJURISDICTIONAL COORDINATION AND COOPERATION

Because population and urban growth are regional phenomena and have regional effects, coordination and cooperation between jurisdictions is necessary to protect environmental quality and maintain adequate

infrastructure. The City of Lake Forest will participate with other local jurisdictions, special districts and regional agencies to forge solutions to regional growth problems. As an indirect consequence of interjurisdictional coordination and cooperation, development in adjacent areas and potential impacts to Lake Forest can be better monitored.

The strategy to improve interjurisdictional coordination and cooperation includes the following actions being taken by the City:

- Cooperate with the County of Orange, the Orange County Transportation Authority (OCTA) and other local jurisdictions through the Regional Advisory and Planning Council (RAPC), or other appointed bodies, to implement Measure M and the development of future revisions;
- Work with interjurisdictional forums (such as the City-County Coordinating Committee) to make sure that the City's fees are consistent with minimally acceptable impact fees for application in the Foothill Growth Management Area (GMA);
- Participate in the interjurisdictional planning forums for the Foothill GMA to discuss implementing traffic improvements, cooperative land use planning and appropriate mitigation measure for development projects with multi-jurisdictional impacts;
- Work with interjurisdictional planning forums to improve the subregional balance of jobs and housing;
- Cooperate with the County of Orange in implementing the Facility Implementation Plans and collaborating in the Development Monitoring Program;
- Cooperate with the county in annually updating the Congestion Management Plan;

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- Cooperate with state, county and local governments in planning and implementing the City's Circulation Element, and coordinating efforts to ensure orderly development;
 - Coordinate population, housing, employment and land use projections with the state Department of Finance, Southern California Association of Governments (SCAG), the County of Orange Development Monitoring Program, and local school and water districts; and
 - Monitor development proposals in adjacent jurisdictions for potential regional impacts and impacts to facilities and resources in Lake Forest.